



Plan Commission Minutes
October 19, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram
Messrs. Larsen, Brenholt, Granlund, Seymour, and Gragert

Staff Present: Messrs. Allen, Petrie, Jonathan, and Ms. Ness

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour and Ms. Christopherson were present at the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund, Mr. Brenholt and Mr. Gragert were present virtually online.
3. Ms. Christopherson moved to approve the October 5th minutes. Mr. Seymour seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Rezoning (Z-1658-19 Amd) – Amend general development plan for mixed-use development known as Prairie Heights Residences

Mr. Allen presented a request to recommend approval to amend the general development plan for a mixed-use development known as Prairie Heights Residences located on Birch Street near River Prairie Drive. The amendment to the general development plan is to include a standalone 4-story, 60-dwelling unit apartment and a separate 10,000 square foot commercial building. A final site plan review is required for the proposed development. Waterways and Parks Commission recommended approval of the amendment at their September 23rd meeting. This agenda item will be reviewed by the City Council at the October 26th meeting.

Paul Gerrard, with Gerrard Development LLC, spoke in support of the changes after not getting awarded WHEDA tax credits. He noted that the revised plans will hopefully score better for the tax credits program this time around.

Judi Mosley, Vice-chairperson of JONAH, spoke in support of the revised general development plan for the proposed project and noted the developer is filling a need within the community for affordable housing.

Dr. Wolfgram moved to recommend approval of the amendment with the general development plan with staff conditions as noted. Seconded by Mr. Gragert and the motion carried.

6. Rezoning (Z-1679-20) – C-2P & R-3P with a General Development Plan for multi-family apartments

Ms. Proznik left her seat.

Mr. Petrie presented a request to recommend approval of rezoning property from C-2P to R-3P with a general development plan for multi-family apartments located on the southwest corner of Highway 312/12 North Crossing and Mill Run Road. The preliminary site plan shows five buildings with 48 total dwelling units. This area is known as the Westridge Village which was master planned and this particular parcel was for neighborhood commercial/retail. The area has seen recent new development with assisted living, Kwik Trip, and housing. Staff received

two letters regarding this request, each with the concerns of the proposed rezoning. A final site plan will be required at a later date. This rezoning and general development plan will be reviewed by the Council at their October 26th meeting.

Mark Erickson with Everyday Surveying and Engineering, noted this is a concept plan for the development and will need to complete the full engineering site plan and design after the rezoning is approved.

Jason Griepentrog with GRIP Development, noted that this development will add more affordable housing units within the neighborhood.

Tim Santine, 4023 Mill Run Road, spoke in concern of the existing drainage within the neighborhood. He noted over the past five years, the flooding of the park and the detention pond continues to flood over time. He also spoke in concern about the intersection of Mill Run Road and Stonewood Drive.

Mr. Seymour moved to recommend approval of the rezoning with staff conditions as noted in the report. Dr. Wolfgram seconded and the motion carried.

7. Certified Survey Map (CSM-10-20)

Ms. Proznik returned to her seat.

Mr. Allen presented a request to recommend approval of the Library CSM with right-of-way dedication and trail easement. This CSM will correct the existing roadway and right-of-way for Farwell Street. This request will be reviewed by the Council at their October 27th meeting.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the CSM. Ms. Christopherson seconded and the motion carried.

8. Site Plan (SP-2034) – Dimension X Design

Mr. Petrie presented a request to approve the site plan for a Dimension X Design located at 1262 International Drive. The site plan shows a footprint of a 18,825 square foot building with a future addition of 5,000 square foot. The proposed building elevations appear to be in compliance with Sky Park general development plan. The site plan shows 26 parking stalls, with staff parking on the side of the building.

Matt Appel with Advanced Engineering Concepts, spoke that the site plan will be revised with the reduction in pavement of the western property line.

Mr. Seymour moved to approve the site plan with staff conditions. Mr. Gragert seconded and the motion carried.

9. Site Plan (SP-1921 Amendment #2) – Associated Bank

Mr. Petrie presented a request to approve the site plan for an Associated Bank located at 2425 London Road. The amendment to the site plan shows a footprint of a 4,360 square foot bank with three lanes for drive-thru and one lane for ATM. The revised building is a single-story bank branch, which has 26 parking stalls proposed, which is more than 125 percent based on the size of the building of 15 stalls. He noted that the Plan Commission may approve this request, if they find this appropriate based on the needs of the new bank.

John Fox with Rinka, noted the numbers of employees and customers are based on the additional parking stalls. He spoke that Associated Bank is in the process of relocating two locations into this location. Associated Bank believes this would result in a very high transaction amount.

Ms. Christopherson moved to approve the site plan with staff conditions. Ms. Proznik seconded and the motion carried.

10. Acquisition & Site Approval

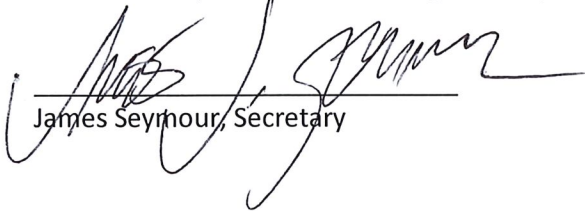
Mr. Johnathan presented a request to approve the site plan for a property located at 3128 Delbert Lane. He noted this property will be purchased using the Housing Authority's Homeownership Program funds and will be sold to an income eligible household. The existing single-family home is offered for purchase at \$156,000.

No one spoke to this agenda item.

Mr. Brenholt moved to approve the site approval. Mr. Seymour seconded and the motion carried.

11. Future Agenda Item. Mr. Allen noted that the next Work Session for the Comprehensive Plan review will be on November 16th at 5:30 PM.

12. Mr. Larsen adjourned the meeting at 9:15 p.m.



James Seymour, Secretary